

**MEETING OF THE RHODE ISLAND  
REAL ESTATE APPRAISERS BOARD**

**DATE: January 7, 2015**

**TIME: 9:30 a.m.**

**PLACE: Department of Business Regulation  
69-1 Conference Room  
1511 Pontiac Avenue  
Cranston, RI 02920**

**BOARD MEMBERS PRESENT:**

**Richard Berlinsky – Chairperson, Kenneth Cote, Patricia Grogan, Bernardino Lancia, III, Jamie Moore, Susan Kelly and Kenneth Scotti.**

**OTHERS PRESENT:**

**William DeLuca – Real Estate Administrator, Deanna Daniels – Appraisal Section Licensing Aide and Ellen Balasco – Deputy Chief of Legal Services. Public members in attendance were Evelyn A. Spagnolo, Tax Assessor and Tim Leyden of ProTech Valuation.**

**The Chairperson called the meeting to order at 9:38 a.m.**

**The Chairperson asked for a motion to approve both the executive**

**session and open session minutes from the December meeting. Motion made by Kenneth Cote. Seconded by Patricia Grogan. All members present were in favor. Motion passed.**

**The following courses/seminars were reviewed:**

**American Society of Appraisers**

**Allocating Components in Going Concerns Appraisals -27 Hours – 1 year**

**Appraisal Institute (Chicago Chapter)**

**Advanced Spreadsheet Modeling for Valuation Applications – 15 Hours – 1 year**

**Two-Day Advanced Income Capitalization – A – 15 Hours – 1 year**

**Two-Day Advanced Income Capitalization – B – 15 Hours – 1 year**

**MA & RI Chapter of the Appraisal Institute**

**The Discounted Cash Flow Model: Concepts, Issues, and Applications - 7 Hours – 1 year**

**Uniform Appraisal Standards for Federal Land Acquisitions – 16 Hours – 1 year.**

**The above courses were reviewed and presented by Jamie Moore, who recommended and made a motion for approval. Motion seconded by Kenneth Cote. All members present were in favor. Motion passed.**

**The Chairperson asked for review recommendation of an upgrade request submitted by Brian J. Seeley. Bernardino Lancia reported having conducted the review and made a motion to approve the upgrade. Seconded by Jamie Moore. All members present were in favor. Motion passed.**

**The Chairperson asked for review recommendation of an upgrade request submitted by John P. Pryor. Review assigned to Peter Scotti, who was unable to attend today's meeting. Review held until next month.**

**The Chairperson asked for review recommendation of an upgrade request submitted by Richard P. Carrubba. Kenneth Cote reported that he wanted additional reviews to accurately review the work submitted to banking institutions. Motion made by Kenneth Cote and seconded by Jamie Moore. Case reassigned to Bernardino Lancia.**

**The Chairperson asked for review recommendation of work experience content as a Tax Assessor submitted by Evelyn A. Spagnolo. Ms. Spagnolo asked to address the Board regarding her work experience and she did do so. Ellen Balasco advised that Ms. Spagnolo having been unlicensed for the last ten years she would not be entitled to a reinstatement of her license but would have to begin anew as a Trainee and then ask for the Board to accept her assessor experience for review. General discussion ensued. Jamie Moore**

**made a motion to deny Ms. Spagnolo's request since she had not been licensed for ten years. Seconded by Kenneth Cote. All members present were in favor. Motion passed.**

**The Chairperson began discussion of recommendations for proposed AMC legislation. Ellen Balasco advised the Board of her efforts to obtain assistance in obtaining and reviewing current and/or pending legislation, particularly in the surrounding states, to develop a legislative bill for AMC's in Rhode Island. Tim Leyden of ProTech Valuation, an AMC, offered to assist in providing guidance on current legislation and insight into an AMC operation to assist the Department in its endeavor. Several board members, reported by Jamie Moore, including herself, Susan Kelly and Peter Scotti have been assisting Ms. Balasco in the information gathering process.**

**The Chairperson made a motion to convene into executive session at 10:31 a.m. pursuant to RI General Laws, § 42-46-5(a) (4) for investigative proceedings regarding allegations of civil or criminal misconduct. Seconded by Kenneth Scotti. All members present were in favor. Motion passed.**

**The Chairperson made a motion to adjourn from executive session and to reconvene to an open meeting at 10:34 a.m. pursuant to RI General Laws, § 42-46-4. Seconded by Kenneth Cote. All members present were in favor. Motion passed.**

**The Chairperson made a motion to seal the minutes of the executive session and record the votes taken in executive session pursuant to RI General Laws, § 42-46-4 and § 42-46-5. Seconded by Kenneth Cote. All members present were in favor. Motion passed.**

**The Chairperson made a motion to adjourn at 10:35 am. Seconded by Kenneth Cote. All members present were in favor. Motion passed.**

**The next scheduled meeting will be held on February 4, 2015 at 9:30 a.m.**

**Respectfully submitted,**

**William J. DeLuca**

**Real Estate Administrator**